

**Sec. 8-22149. Mobile homes and trailers not in mobile home parks--  
Generally.**

(e) *Temporary and seasonal use trailers.* Special events, as established elsewhere in this code (title III, chapter 7) and Christmas tree lots and pumpkin patches, as established in section 8-22162, may be allowed the use of trailers, mobile homes and/or recreational vehicles in accordance with the provisions of section 8-22151.2. (Ord. No. 1026, § 2, 1-21-75; Ord. No. 1099, § 17, 5-25-76; Ord. No. 1386, §§ 81, 86, 6-17-80; Ord. No. 1458, § 9, 8-11-81; Ord. No. 1560, § 15, 6-7-83; Ord. No. 1623, § 1, 8-21-84; Ord. No. 1683, §§ 35--37, 8-27-85; Ord. No. 2279, § 3, 3-3-98; Ord. No. 2423, § 25, 4-10-01; Ord. No. 2483, § 2, 9-3-02; Ord. No. 12-2004, § 12, 6-1-04.)

**Sec. 8-22151.2. Same - Use at special events or temporary and seasonal uses.**

The use of one or more trailers, mobile homes or recreational vehicles to provide for the temporary occupancy of watch people, supervisory or other special personnel on the site of a special event, pumpkin patch or Christmas tree lot may be authorized subject to the following requirements, restrictions, limitations and standards:

(a) *Approving officer.* Use of trailers, mobile homes or recreational vehicles for a special event shall require the approval of the city manager. Use of trailers, mobile homes or recreational vehicles for a pumpkin patch or Christmas tree lot shall require the approval of the building official.

(b) *Application.* The applicant shall specify in writing:

(1) The number of trailers, mobile homes and/or recreational vehicles and the names of all personnel to occupy them;

(2) The title, position or capacity of such personnel and the reasons why their presence is necessary at the site at times other than normal work hours;

(3) Descriptions of the trailers, mobile homes and/or recreational vehicles in such detail as the approving officer may require;

(4) The time period for which such use is sought;

(5) The sanitary, rubbish disposal, water and electrical supply facilities available to service the trailers, mobile homes and/or recreational vehicles; and

(6) A detailed site plan and such other information as may be required by the approving officer in order to process any such application.

(c) *Personnel who may use vehicles.* Approval shall be given only for watch people, supervisory personnel and other special personnel whose presence or availability is shown, to the satisfaction of the approving officer, to be reasonably necessary at the special event, pumpkin patch or Christmas tree lot site.

(d) *Limitation on number of vehicles.* The approving officer shall have the power, authority and duty, in his sound discretion, to limit the number of trailers, mobile homes and/or recreational vehicles permitted to the minimum satisfactorily shown to be necessary and essential in view of the circumstances and exigencies of each individual situation.

(e) *Period limited.* Any approval shall be given for a period as short as practicable at the discretion of the approving officer.

(f) *Permissible location limited.* Such approval shall normally be given only for a location upon the site of the special event, pumpkin patch or Christmas tree lot. However, approval may be issued for a location on land immediately abutting the site where such is the only possible or feasible location and written permission of such abutting owner has been filed with the application.

(g) *Vehicle standards.* No approval shall be given to allow the parking of any trailer, mobile home and/or recreational vehicle which does not have approved, built-in, sanitary plumbing facilities, or which is substandard in any other respect so that it would, at the proposed location, in the opinion of the approving officer, constitute a probable nuisance or hazard or detriment to the safety or health of the neighborhood or of persons in the vicinity, or to the rights of nearby residents to peaceable enjoyment of their properties.

(h) *Parking site standards.* No approval shall be given to park any trailer, mobile home and/or recreational vehicle at a location which does not provide for disposal of sewage, human excrement or other liquid wastes directly into the public sewer system; provided, however, that a private sewage disposal system or other system for sanitary waste disposal may be provided and maintained if such system is approved in advance by the approving officer as not tending to create any health hazard.

(i) *General location restrictions.* The approving officer shall deny permission to park any trailer, mobile home and/or recreational vehicle pursuant to this section at any location where, in his judgment, there would be any undue hazard to the safety or health of the inhabitants of such trailer, mobile home and/or recreational vehicle, or where the parking and maintenance of such trailer, mobile home and/or recreational vehicle would for any reason constitute a hazard or detriment to the peace, health, safety or welfare of other persons in the vicinity or of the general public.

(j) *Conditions and restrictions.* In addition to the powers and authority hereinabove vested in the city manager and/or building official, he shall have the authority and duty, in connection with any approval under this section, to impose such reasonable conditions and restrictions as are, in his discretion, necessary or advisable in order to protect the peace, health, safety and general welfare of any person or persons or of the general public.

(k) *Occupancy of vehicles restricted.* Where approval is given pursuant to this section, no trailer, mobile home and/or recreational vehicle shall be occupied other than by the person or persons on whose behalf the approval was given, together with his or their immediate family or families, and no other person shall inhabit, or be allowed by the permittee to inhabit, any such trailer, mobile home and/or recreational vehicle.

(l) *Vehicle parking prohibited except by permit.* Where parking of trailers, mobile homes and or recreational vehicles is prohibited by any provision of this code, no person shall park or maintain any trailer, mobile home and/or recreational vehicle, and no person shall allow the parking or maintenance of any trailer, mobile home and/or recreational vehicle on premises owned, occupied or controlled by him, at or near the site of a special event, pumpkin patch or Christmas tree lot, without having obtained and without there then being in full force and effect the approval of the approving officer as provided in this section.

(m) *Revocation of permit.* The approving officer shall have the power and authority to revoke any approval issued pursuant to this section any time that he shall find:

- (1) The necessity for the use has terminated;
- (2) The conditions imposed in connection with such approval have been violated or not adhered to;
- (3) There exists any state of facts which would have been good reason to deny approval regardless of when such state of facts arose; or
- (4) The protection of the health or safety of any person or the general public, or the protection of the rights of any person to peaceable and unmolested enjoyment of his property requires such revocation.

(Ord. No. 2483, § 3, 9-3-02.)

Mobile homes, as defined by this chapter, shall only be allowed for human occupancy outside the limits of mobile home parks pursuant to the following specifications:

(a) *Caretaker mobile homes.* In order to provide continuous security for historical sites designated by the general plan, public and quasi-public uses, industrial uses, commercial stables, riding academies, quarries and uses allowed under the special use permit section of Article 25 of this chapter, mobile homes occupied by caretakers or other security personnel may be allowed with such uses. No such mobile home shall be established and maintained until a permit has been granted by the zoning administrator, subject to the following general limitations:

(1) The mobile home may be occupied for living and/or office purposes only by the caretaker and his immediate family members.

(2) Only one mobile home shall be allowed for each premises.

(3) The mobile home shall be located in such a fashion as to be generally screened from public view.

(4) Two off-street parking spaces shall be provided for the mobile home.

(5) The mobile home shall be located on the premises only as long as the principal use occupies the site.

(b) *Construction site trailers.* A trailer for the temporary occupancy of watchmen, supervisory or other special personnel may be located at or immediately adjoining a major construction or demolition site, subject to the provisions of section 8-22151.

(c) *Agricultural mobile homes.* Employees and relatives of the proprietor of a principal agricultural use may reside in a mobile home (with or without kitchen facilities) for which a permit has been approved by the zoning administrator, subject to the following general limitations:

(1) The mobile home shall only be allowed on such premises where there is an existing principal dwelling unit.

(2) Only one mobile home shall be allowed for each premises; provided that no such mobile home shall be allowed where a single-family dwelling has been constructed upon the premises which is occupied by close family members.

(3) The mobile home may be occupied by a person employed by or related to the proprietor of the agricultural use. The immediate family members of that person may also reside in the mobile home. Such a person may live in the mobile home provided he/she performs farming or domestic duties on the premises. The number and relationship of the mobile home occupants shall be specified in the use permit application.

(4) The mobile home shall be located in proximity to the principal dwelling unit and shall be generally screened from public view. The zoning administrator shall determine acceptability of screening elements.

(5) Two off-street parking spaces shall be provided for the mobile home.

(6) The mobile home shall be located on the premises only as long as the principal dwelling occupies the site.

(d) *Temporary office trailers for business.* An establishing or expanding business in an industrial or commercial district may obtain a use permit for a temporary office trailer, subject to the provisions of section 8-22150.

(e) *Temporary and seasonal use trailers.* Special events, as established elsewhere in this code (title III, chapter 7) and **Christmas** tree lots and pumpkin patches, as established in section 8-22162, may be allowed the use of trailers, mobile homes and/or recreational vehicles in accordance with the provisions of section 8-22151.2.

(f) *Tract office trailers.* In order to provide a sales capability for residential subdivisions during the time between commencement of model home construction and occupancy of the model homes for sales purposes, trailers shall be allowed as temporary tract offices. No trailer shall be established and maintained until such a trailer is approved as part of a permit approved by the zoning administrator in accordance with the provisions of section 8-22163 and the following specific standards:

(1) The trailer shall be located in proximity to the model home complex, skirted by a material compatible with the unit, and screened with large landscaping.

(2) The trailer shall be removed from the premises concurrent with occupancy of the model homes for sales purposes.

(3) Off-street parking shall be adjacent to the trailer and have a dustless surface.

(g) Manufactured or mobile homes as defined in section 8-2141.3. Manufactured or mobile homes may be located in any residential zoning district provided that the manufactured or mobile homes conform to the following:

(1) Manufactured or mobile homes shall be occupied only for residential use.

(2) Manufactured or mobile homes and any garages, carports, and other structures attached there to, must conform to all development standards applicable to the zoning district in which it is to be located.

(3) Manufactured or mobile homes must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, as may be amended.

(4) Manufactured or mobile homes must be attached to a permanent foundation approved by the Building and Safety Division and pursuant to Section 18551 of the State Health and Safety Code.

(5) The exterior material of the manufactured or mobile home shall be similar to that customarily used in the residential structures in the surrounding areas.

(6) The roofing material shall be composition shingle or other materials customarily used on residential structures in the surrounding area. The roofing material used shall conform to the manufacturer's specifications relative to installation and roof slopes.

(7) The roof shall have eave and gable overhangs of not less than 12 inches measured from the vertical side of the manufactured or mobile home, or what is customarily found on existing residential structures in the surrounding area.

(8) Manufactured or mobile homes shall be provided with an enclosed garage, or carport, sufficient in size to accommodate two passenger vehicles and in conformance with Article 20 of this Chapter.

(9) The exterior covering material and roof of the enclosed garage or carport shall be the same as the manufactured or mobile home.

(10) Placement or relocation of manufactured or mobile homes over ten years old from the date of manufacture shall not be permitted.

(11) Manufactured or mobile homes shall not be permitted on properties listed on the National Register of Historic Places, California Register of Historic Places or the City of Fremont List of Primary Historic Resources.

(h) *Mobile homes, trailers, or modular structures in corporation yards.* Notwithstanding any other provision of this Code, a mobile home, trailer or modular unit to be used as an office or meeting place may be placed in the corporation yard of a sanitary district as a zoning administrator permitted use provided that: